

Fill in this information to identify your case:

United States Bankruptcy Court for the:

CENTRAL DISTRICT OF CALIFORNIA

Case number (if known) Chapter 11

☐ Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

06/22

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name 511 Seaward LLC, a California limited liability company

2. All other names debtor used in the last 8 years

Include any assumed names, trade names and doing business as names

3. Debtor's federal Employer Identification Number (EIN) 85-3518974

4. Debtor's address Principal place of business Mailing address, if different from principal place of business

425 30th Street  
Newport Beach, CA 92663  
Number, Street, City, State & ZIP Code

Orange  
County

P.O. Box, Number, Street, City, State & ZIP Code

Location of principal assets, if different from principal place of business  
511 Seaward Road Corona Del Mar, CA 92625  
Number, Street, City, State & ZIP Code

5. Debtor's website (URL)

6. Type of debtor  
☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))  
☐ Partnership (excluding LLP)  
☐ Other. Specify:

Debtor 511 Seaward LLC, a California limited liability company  
Name

Case number (if known) \_\_\_\_\_

**7. Describe debtor's business****A. Check one:**

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
- ☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- ☐ Railroad (as defined in 11 U.S.C. § 101(44))
- ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
- ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
- ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
- ☐ None of the above

**B. Check all that apply**

- ☐ Tax-exempt entity (as described in 26 U.S.C. §501)
- ☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- ☐ Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

**C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.**

5313**8. Under which chapter of the Bankruptcy Code is the debtor filing?****Check one:**

- ☐ Chapter 7
- ☐ Chapter 9
- ☒ Chapter 11. **Check all that apply:**

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, **and it chooses to proceed under Subchapter V of Chapter 11.** If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**

- ☒ No.
- ☐ Yes.

If more than 2 cases, attach a separate list.

District	_____	When	_____	Case number	_____
District	_____	When	_____	Case number	_____

Debtor 511 Seaward LLC, a California limited liability company  
Name

Case number (if known) \_\_\_\_\_

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?
- ☒ No  
☐ Yes.

List all cases. If more than 1,  
attach a separate list

Debtor \_\_\_\_\_ Relationship \_\_\_\_\_  
District \_\_\_\_\_ When \_\_\_\_\_ Case number, if known \_\_\_\_\_

11. Why is the case filed in this district?

Check all that apply:

- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

☒ No

☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? (Check all that apply.)

- ☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? \_\_\_\_\_

- ☐ It needs to be physically secured or protected from the weather.

- ☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

- ☐ Other \_\_\_\_\_

Where is the property? \_\_\_\_\_

Number, Street, City, State & ZIP Code

Is the property insured?

☐ No

☐ Yes. Insurance agency \_\_\_\_\_

Contact name \_\_\_\_\_

Phone \_\_\_\_\_

### Statistical and administrative information

13. Debtor's estimation of available funds

Check one:

- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors

☒ 1-49

☐ 50-99

☐ 100-199

☐ 200-999

☐ 1,000-5,000

☐ 5001-10,000

☐ 10,001-25,000

☐ 25,001-50,000

☐ 50,001-100,000

☐ More than 100,000

15. Estimated Assets

☐ \$0 - \$50,000

☐ \$50,001 - \$100,000

☐ \$100,001 - \$500,000

☐ \$500,001 - \$1 million

☒ \$1,000,001 - \$10 million

☐ \$10,000,001 - \$50 million

☐ \$50,000,001 - \$100 million

☐ \$100,000,001 - \$500 million

☐ \$500,000,001 - \$1 billion

☐ \$1,000,000,001 - \$10 billion

☐ \$10,000,000,001 - \$50 billion

☐ More than \$50 billion

16. Estimated liabilities

☐ \$0 - \$50,000

☐ \$50,001 - \$100,000

☒ \$1,000,001 - \$10 million

☐ \$10,000,001 - \$50 million

☐ \$500,000,001 - \$1 billion

☐ \$1,000,000,001 - \$10 billion

Debtor

511 Seaward LLC, a California limited liability company

Case number (if known)

Name

☐ \$100,001 - \$500,000

☐ \$500,001 - \$1 million

☐ \$50,000,001 - \$100 million

☐ \$100,000,001 - \$500 million

☐ \$10,000,000,001 - \$50 billion

☐ More than \$50 billion

Debtor 511 Seaward LLC, a California limited liability company Case number (if known) \_\_\_\_\_  
Name

**Request for Relief, Declaration, and Signatures**

**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature  
of authorized  
representative of debtor**

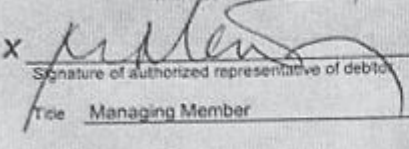
The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on May 12, 2023  
MM / DD / YYYY

  
Signature of authorized representative of debtor  
Title Managing Member  
Robert Montgomery  
Printed name

**18. Signature of attorney**

**X** /s/ David M. Goodrich  
Signature of attorney for debtor

Date May 12, 2023  
MM / DD / YYYY

David Goodrich  
Printed name

Golden Goodrich LLP  
Firm name

650 Town Center Drive Suite 600  
Costa Mesa, CA 92626  
Number, Street, City, State & ZIP Code

Contact phone (714) 966-1000 Email address dgoodrich@go2.law

208675 CA  
Bar number and State

**Fill in this information to identify the case:**

Debtor name 511 Seaward LLC, a California limited liability company  
United States Bankruptcy Court for the: CENTRAL DISTRICT OF CALIFORNIA  
Case number (if known): \_\_\_\_\_

☐ Check if this is an  
amended filing

**Official Form 204**

**Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders**

12/15

**A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.**

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Apex Land Surveying, Inc. Attn: Officer 17853 Santiago Blvd., Suite 107-285  Villa Park, CA 92861		Trade debt				\$103,000.00
Berk Properties, LLC c/o David Davutoglu 428 Old Newport Blvd. Newport Beach, CA 92663			Contingent Unliquidated Disputed			\$0.00
Brandy Valdez and Arnold Valdez as Trustees of the Arnold and Brandy Valdez Family Trust c/o Louis M. Schotemeyer, Esq. NEWMEYER & DILLION LLP 895 Dove Street, 5th Floor Newport Beach, CA 92660			Contingent Unliquidated Disputed			\$0.00
Cedar Build LLC Attn: Managing Member 1267 Willis Street, Suite 200 Redding, CA 96001			Contingent Unliquidated Disputed			\$0.00
Charles Lee 1267 Willis Street, Suite 200 Redding, CA 96001			Contingent Unliquidated Disputed			\$0.00

Debtor 511 Seaward LLC, a California limited liability company  
Name

Case number (if known) \_\_\_\_\_

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
David Davutoglu 428 Old Newport Blvd. Newport Beach, CA 92663			Contingent Unliquidated Disputed			\$0.00
Gabrijel Krstanovic 428 Old Newport Blvd Newport Beach, CA 92663			Contingent Unliquidated Disputed			\$0.00
Integrated Resources, Inc. Attn: Stephanie Liuag 505 S. Victoria Ave. Corona, CA 92879			Contingent Unliquidated Disputed			\$0.00
Jeff Jen and OJ Blossom, LLC C/O Jeffrey C.P. Wang, Esq. WHGC, P.L.C. 1301 Dove Street, Suite 1050 Newport Beach, CA 92660			Contingent Unliquidated Disputed			\$0.00
SCC Structural Concrete, Inc. c/o Matthew Arballo, CEO 31500 Grape Street, Suite 3 253 Lake Elsinore, CA 92532			Contingent Unliquidated Disputed			\$0.00
Seaside Construction Management Company c/o Gabrijel Krstanovic, Member 428 Old Newport Blvd. Newport Beach, CA 92663			Contingent Unliquidated Disputed			\$0.00
Shahla Melamed c/o Eran Lagstein, Esq. 1801 Century Park East, 24th Floor Los Angeles, CA 90067			Contingent Unliquidated Disputed			\$0.00
Tight Quarters, Inc. c/o Telford T. Cottam 2031 S. Anne Street Santa Ana, CA 92704			Contingent Unliquidated Disputed			\$0.00

Debtor 511 Seaward LLC, a California limited liability company  
Name

Case number (if known) \_\_\_\_\_

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Vasel Malota 1234 E. California Ave., Suite 119 Glendale, CA 91206			Contingent Unliquidated Disputed			\$0.00



Fill in this information to identify the case:

Debtor name 511 Seaward LLC, a California limited liability company

United States Bankruptcy Court for the: CENTRAL DISTRICT OF CALIFORNIA

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing

Official Form 202

**Declaration Under Penalty of Perjury for Non-Individual Debtors**

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct.

- ☐ Schedule A/B: Assets—Real and Personal Property (Official Form 205A/B)
- ☐ Schedule D: Creditors Who Have Claims Secured by Property (Official Form 205D)
- ☐ Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 205E/F)
- ☐ Schedule G: Executory Contracts and Unexpired Leases (Official Form 205G)
- ☐ Schedule H: Codebtors (Official Form 205H)
- ☐ Summary of Assets and Liabilities for Non-Individuals (Official Form 205Sum)
- ☐ Amended Schedule
- ☒ Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders (Official Form 204)
- ☐ Other document that requires a declaration \_\_\_\_\_

I declare under penalty of perjury that the foregoing is true and correct.

Executed on May 12, 2023

X

Signature of individual signing on behalf of debtor

Robert Montgomery  
Printed name

Managing Member  
Position or relationship to debtor



United States Bankruptcy Court  
Central District of California

In re 511 Seaward LLC, a California limited liability company Case No. \_\_\_\_\_  
Debtor(s) Chapter 11

STATEMENT REGARDING AUTHORITY TO SIGN AND FILE PETITION

I, Robert Montgomery, declare under penalty of perjury that I am the Managing Member of 511 Seaward LLC, a California limited liability company, and that the following is a true and correct copy of the resolutions adopted by the members of said limited liability company at a special meeting duly called and held on the 12th day of May, 2023.

"Whereas, it is in the best interest of this limited liability company to file a voluntary petition in the United States Bankruptcy Court pursuant to Chapter 11 of Title 11 of the United States Code;

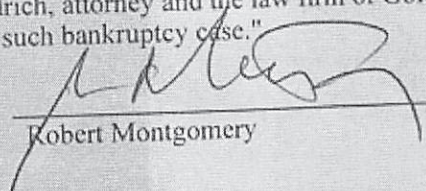
Be It Therefore Resolved, that Robert Montgomery, Managing Member of this limited liability company, is authorized and directed to execute and deliver all documents necessary to perfect the filing of a chapter 11 voluntary bankruptcy case on behalf of the limited liability company; and

Be It Further Resolved, that Robert Montgomery, Managing Member of this limited liability company is authorized and directed to appear in all bankruptcy proceedings on behalf of the limited liability company, and to otherwise do and perform all acts and deeds and to execute and deliver all necessary documents on behalf of the limited liability company in connection with such bankruptcy case, and

Be It Further Resolved, that Robert Montgomery, Managing Member of this limited liability company is authorized and directed to employ David Goodrich, attorney and the law firm of Golden Goodrich LLP to represent the limited liability company in such bankruptcy case."

Date May 12, 2023

Signed

  
Robert Montgomery



Resolution of Board of Directors  
of  
511 Seaward LLC, a California limited liability company

Whereas, it is in the best interest of this limited liability company to file a voluntary petition in the the United States Bankruptcy Court pursuant to Chapter 11 of Title 11 of the United States Code;

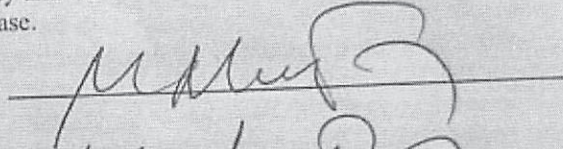
Be It Therefore Resolved, that Robert Montgomery, Managing Member of this limited liability company, is authorized and directed to execute and deliver all documents necessary to perfect the filing of a chapter 11 voluntary bankruptcy case on behalf of the limited liability company; and

Be It Further Resolved, that Robert Montgomery, Managing Member of this limited liability company is authorized and directed to appear in all bankruptcy proceedings on behalf of the limited liability company, and to otherwise do and perform all acts and deeds and to execute and deliver all necessary documents on behalf of the limited liability company in connection with such bankruptcy case, and

Be It Further Resolved, that Robert Montgomery, Managing Member of this limited liability company is authorized and directed to employ David Goodrich , attorney and the law firm of Golden Goodrich LLP to represent the limited liability company in such bankruptcy case.

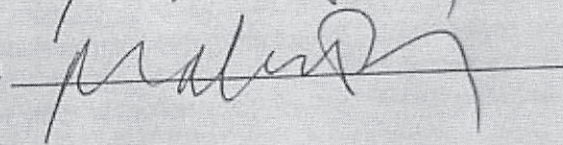
Date May 12, 2023

Signed



Date May 12, 2023

Signed



Apex Land Surveying, Inc.  
Attn: Officer  
17853 Santiago Blvd., Suite 107-285  
Villa Park, CA 92861

Berk Properties, LLC  
c/o David Davutoglu  
428 Old Newport Blvd.  
Newport Beach, CA 92663

Brandy Valdez and Arnold Valdez  
as Trustees of the Arnold and Brandy Val  
c/o Louis M. Schotemeyer, Esq. NEWMAYER  
Newport Beach, CA 92660

Cedar Build LLC  
Attn: Managing Member  
1267 Willis Street, Suite 200  
Redding, CA 96001

Cedar Build LLC  
1267 Willis Street, Suite 200  
Redding, CA 96001

Charles Lee  
1267 Willis Street, Suite 200  
Redding, CA 96001

David Davutoglu  
428 Old Newport Blvd.  
Newport Beach, CA 92663

Gabrijel Krstanovic  
428 Old Newport Blvd  
Newport Beach, CA 92663

Integrated Resouces, Inc.  
Attn: Stephanie Liuag  
505 S. Victoria Ave.  
Corona, CA 92879

Integrated Resources, Inc.  
Attn: Officer  
3404 Via Porto, Suite 201  
Newport Beach, CA 92663

Integrated Resources, Inc.  
attn: Stephanie Liuag  
505 S. Victoria Ave.  
Corona, CA 92879

Integrated Resources, Inc.  
Attn: Stephanie Liuag  
505 S. Victoria Ave.  
Corona, CA 92879

Jeff Jen and OJ Blossom, LLC  
C/O Jeffrey C.P. Wang, Esq.  
WHGC, P.L.C. 1301 Dove Street, Suite 10  
Newport Beach, CA 92660

Matthew C. Mickelson, Esq.  
LAW OFFICES OF MATTHEW C. MICKELSON  
16055 Ventura Blvd., Suite 1230  
Encino, CA 91436

OJ Blossom, LLC  
Attn: Managing Member  
3404 Via Oporto, Suite 201  
Newport Beach, CA 92663

Robert K. Montgomery  
534 Las Fuentes Drive  
Santa Barbara, CA 93108

Ruoying International, LLC  
Attn: Managing Member  
3404 Via Oporto, Suite 201  
Newport Beach, CA 92663

SCC Structural Concrete, Inc.  
c/o Matthew Arballo, CEO  
31500 Grape Street, Suite 3 253  
Lake Elsinore, CA 92532

SCC Structural Concrete, Inc.  
c/o Matthew Arballo, a, CEO  
31500 Grape Street, Suite 3253  
Lake Elsinore, CA 92532

Seaside Construction Management Company  
c/o Gabrijel Krstanovic, Member  
428 Old Newport Blvd.  
Newport Beach, CA 92663

Shahla Melamed  
c/o Eran Lagstein, Esq.  
1801 Century Park East, 24th Floor  
Los Angeles, CA 90067

Tight Quarters, Inc.  
c/o Telford T. Cottam  
2031 S. Anne Street  
Santa Ana, CA 92704

Vasel Malota  
1234 E. California Ave., Suite 119  
Glendale, CA 91206

Vasel Malota

West Coast Servicing, Inc.  
Attn: Officer  
7911 Warner Avenue  
Huntington Beach, CA 92647

ZBS Law LLP  
Attn: Officer  
30 Corporate Park, Suite 450  
Irvine, CA 92606-3401